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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: ROCK TAVERN VILLAGE SUBDIVISION
(4-LOT COMMERCIAL SUBDIVISION)
PROJECT LOCATION: N.Y.S. ROUTE 207
SECTION 29 – BLOCK 1 – LOT 93
PROJECT NUMBER: 08-13
DATE: 24 SEPTEMBER 2008
DESCRIPTION: THE APPLICATION PROPOSES A FOUR (4) LOT NON-RESIDENTIAL
SUBDIVISION OF THE 97.25 +/- ACRE PARCEL. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

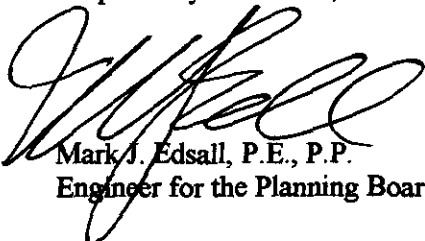
1. The project is located in the OLI Zoning District of the Town. Regarding the uses at the subdivision:
 - Lot #3 has an existing cell tower facility, and is therefore subject to use #B-3 of the zone. The bulk information is correct for that use.
 - Lots #1, #2 and #4 are noted as sized for permitted uses 5-9. The bulk information appears correct, although the table should be expanded to include a max FAR value of 0.2.
2. The plan as submitted is confusing. There appears to be an intent for a lot line change of some sort given the statement at the end of the 50' strip off Toleman Road ("Portion of Existing Lot Line to be deleted"). Please clarify intent. Is the strip now becoming part of new lot #4 ?
3. The plan notes that the existing drive to the cell tower as being "relocated". Please clarify where it is and where it is moving to. Is the cell tower being accessed off the new access drive as part of this proposal?
4. The plan should include a full roadway design (plan, profile and details). Some of this information has been included in preliminary form. This will need to be finalized as part of the plans for approval.

REGIONAL OFFICES

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5. The proposed lots are noted as commercial lots, and therefore do not propose sanitary disposal system designs at this time. This would seem reasonable since the disposal system is based on the proposed use of the lot, which is not yet determined. In line with the above, I recommend that the following be added to note #4 on the plan:
- "No proposed designs nor any reviews have been performed for the individual lots; as such, there is no indication as a result of this commercial subdivision as to the availability of suitable soils for each lot, nor the type and intensity of development that the individual lots can support. Prior to any use being approved by the Planning Board, the owner of the individual lot will be required to demonstrate that an acceptable sanitary disposal system and water supply well can be constructed".*
6. This subdivision application proposes no construction other than the shared commercial access drive itself. Such construction is less than one acre and therefore does not require submittal of a full SWPPP. Individual SWPPPs will likely be required as each lot is developed. A soil erosion prevention plan should be included relative to the access drive construction. Note #7 is not acceptable as written. Delete the note and submit plan as noted. If the roadway stormwater facilities include a stormwater treatment area on the adjoining lot #4, appropriate easements shall be provided for the piping and basin.
7. The applicant should insure that the placement of cell tower on lot #3 complies with all provisions.
8. The plan creates the access road as a separate lot (ie. – it is not indicated as part of any of the four lots). It must be clarified if the intent is that the road be dedicated to the Town, or if it will remain private in ownership. If private, there will be related concerns. If a Town road, the cul-de-sac is undersized. As well, the Highway Superintendent will need to determine if the road is of adequate structure.
9. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit six (6) sets of drawings (folded) and the environmental form for this purpose.
10. This project is adjacent to NYS Route 207 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
11. Submittal of this application/plan to the NYSDOT will be necessary. Our office will prepare the referral form and coordinate with the Planning Board office.
12. Supporting information should be submitted to verify the evaluation made that the site does not contain federal wetlands and/or State regulated wetlands.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board